

**NO TRANSFER
TAX PAID**

WARRANTY DEED
Statutory Short Form

73-50

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I, Verna N. Goodwin, of 12 Pleasant Hill Drive, Waterville, Maine 04901, for no consideration paid, grants and convey to Verna N. Goodwin and Wyman C. Goodwin, of 12 Pleasant Hill Drive, Waterville, Maine 04901, with Warranty Covenants, as joint tenants, the real estate described as a parcel of land in Waterville, Maine located on Pleasant Hill Drive bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 7; thence heading N 29 degrees 45 minutes 59 seconds East 200.03' (Two hundred and three one hundredths feet) along Lot 6 to an iron pin marking the northwesterly corner of said Lot 7; thence heading S 60 degrees 14 minutes 01 seconds East 160.00' (One hundred sixty and no one hundredths feet) along land now or formerly owned by Horace Marcoux to an iron pin marking the Northeasterly corner of said Lot 7; thence heading S 29 degrees 45 minutes 59 seconds West 200.03' (Two hundred and three one hundredths feet) along Lot 8 to an iron pin marking the Southeasterly corner of said Lot 7; thence heading N 60 degrees 14 minutes 01 seconds West 160.00' (One hundred sixty and no one hundredths feet) along Pleasant Hill Drive right-of-way to the beginning pin.

Lot 7 is subject to a Central Maine Power easement 50.00' (Fifty feet) wide beginning on the Easterly line and running parallel with the Northerly line to the Westerly line. Recorded at the Kennebec Registry of Deeds Book 1540, Page 197, also shown on subdivision Plan entitled Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 7 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds in File Number D-77074.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983 recorded in said Registry of Deeds in Book 2575, Page 93.

Excepting and reserving unto the said Valerie Marcoux, her heirs and assigns, an easement for the purposes hereinafter stated, on, over, under and through a strip of land over said Lot 7, bounded and described as follows to wit: A strip of land along the entire easterly boundary of Lot 7 (being the boundary that abuts Lot 8 on said Plan) thirty (30') feet in width for the first one hundred and fifty (150') feet, more or less closest to Pleasant Hill Drive to the point where the Central Maine Power Company easement begins and forty-five (45') feet in width for the remaining fifty (50') feet to the northerly (rear) boundary.

The purpose of this reservation and easement is to vest in Valerie Marcoux, her heirs and assigns the right to construct, repair, inspect and maintain sewers and drains and appurtenances thereto within the limits of said strip of land, for the benefit of other abutting land owned by Valerie Marcoux. The reserved strip is subject to the covenant running with the land that there shall be no buildings or other structures hereinafter erected within the limits of the above described easement without the express written permission of Valerie Marcoux or her heirs and assigns. (Valerie Marcoux intends to convey this reserved easement to Waterville Sewerage District.)

Being the same premises conveyed to Verna N. Goodwin by Warranty Deed of Valerie Marcoux dated November 15, 2006 and recorded in the Kennebec County Registry of Deeds in Book 9149, Page 272.

This conveyance is subject to a Mortgage from Verna N. Goodwin to Kennebec Savings Bank dated September 14, 2007, and recorded in the Kennebec County Registry of Deeds in Book 9508, Page 97.

WITNESS my hand and seal this 26 day of June, 2008.

Signed, Sealed and Delivered
in the presence of:

Verna N. Goodwin
Verna N. Goodwin

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 26, 2008

Then personally appeared the above named Verna N. Goodwin and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Mary Gallagher
Notary Public

MARY GALLAGHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 6, 2010



Received Kennebec SS.
06/27/2008 8:18AM
Pages 2 Attest:
BEVERLY BUSTIN-HAYTHEWAY
REGISTER OF DEEDS